Results Area:
# Affordable Housing in an Inclusive Community

Montgomery County has been a pioneer in the effort to provide a full range of housing for our people. Our moral and economic strength demand that we continue to be on the cutting edge of progress in providing affordable housing. Our economic success has made this challenge even greater and more essential. The Leggett Administration is committed to continue the tradition of creative action to provide affordable housing for our workforce and the dignity of a home for all of our people.

Statement on Affordable Housing in an Inclusive Community from the Leggett Transition Team Report (December 2006)

CountyStat

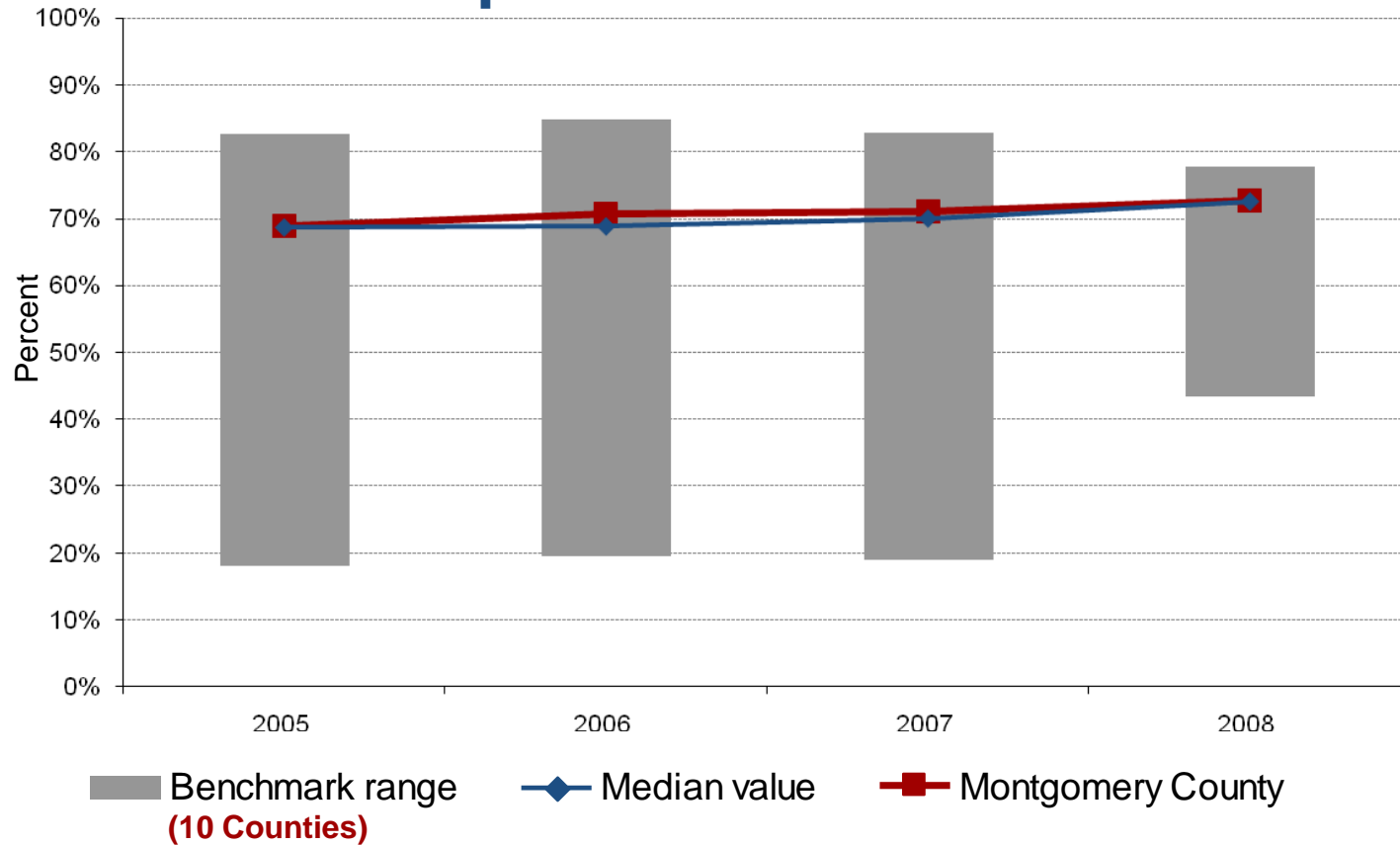## Affordable Housing in an Inclusive Community
Indicator: Home ownership rate
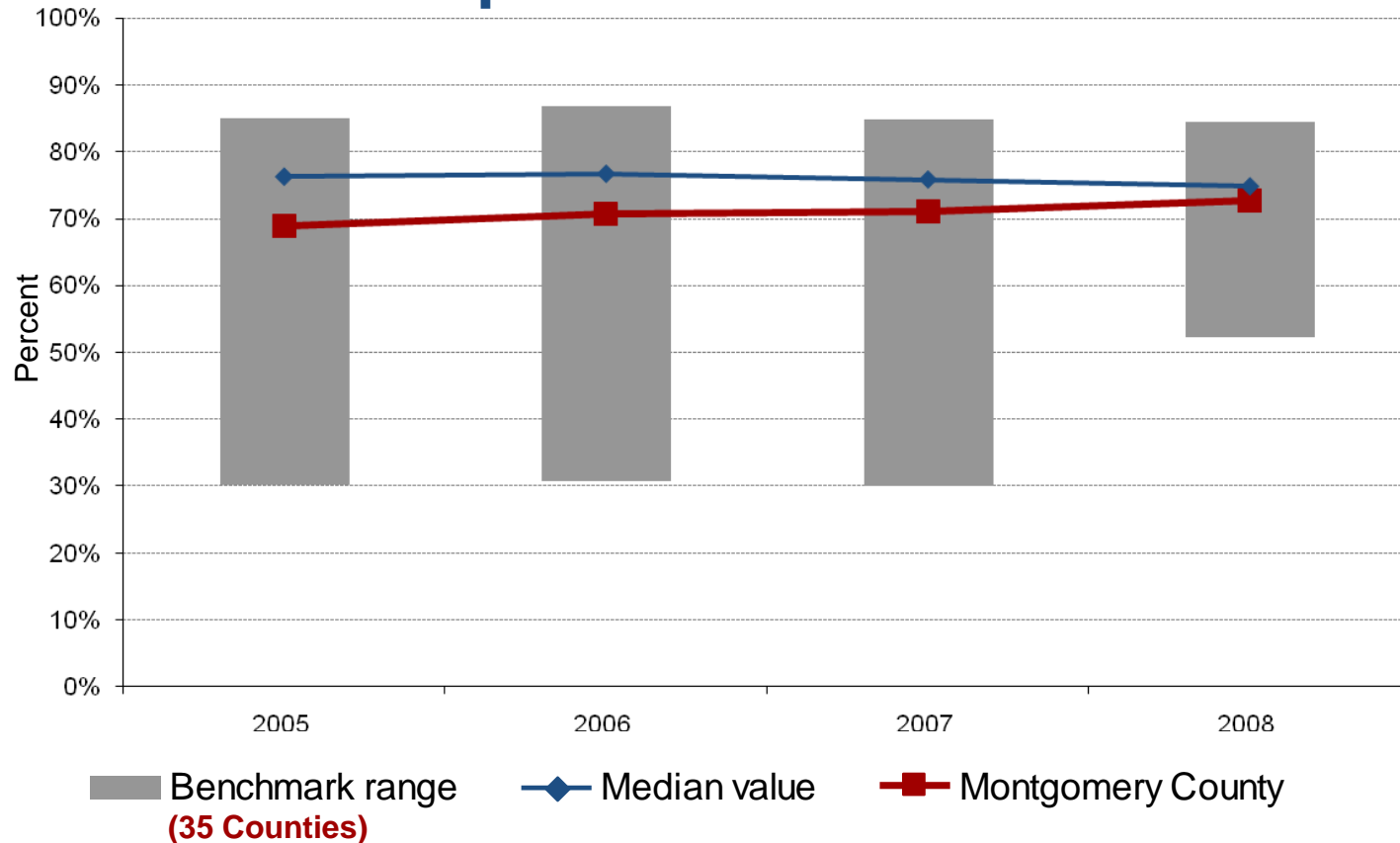
In 2008, the median home ownership rate was 75%. Montgomery County had a home ownership rate of 73%. In 2008, the highest value was 85% and the lowest value was 52%.

Source: U.S. Census Bureau, American Community Survey; 1-Year Estimates B25003 Tenure – Universe: Occupied Housing Units

CountyStat

Affordable Housing in an Inclusive Community

## Indicator: Home ownership rate

In 2008, the median home ownership rate was 72%. Montgomery County had a home ownership rate of 73%. In 2008, the highest value was 78% and the lowest value was 43%.

Source: U.S. Census Bureau, American Community Survey; 1-Year Estimates B25003 Tenure – Universe: Occupied Housing Units

CountyStat

Affordable Housing in an Inclusive Community

Indicator: **Housing burden (Homeowners)**

Benchmark range (35 Counties) | **Median value** | **Montgomery County**
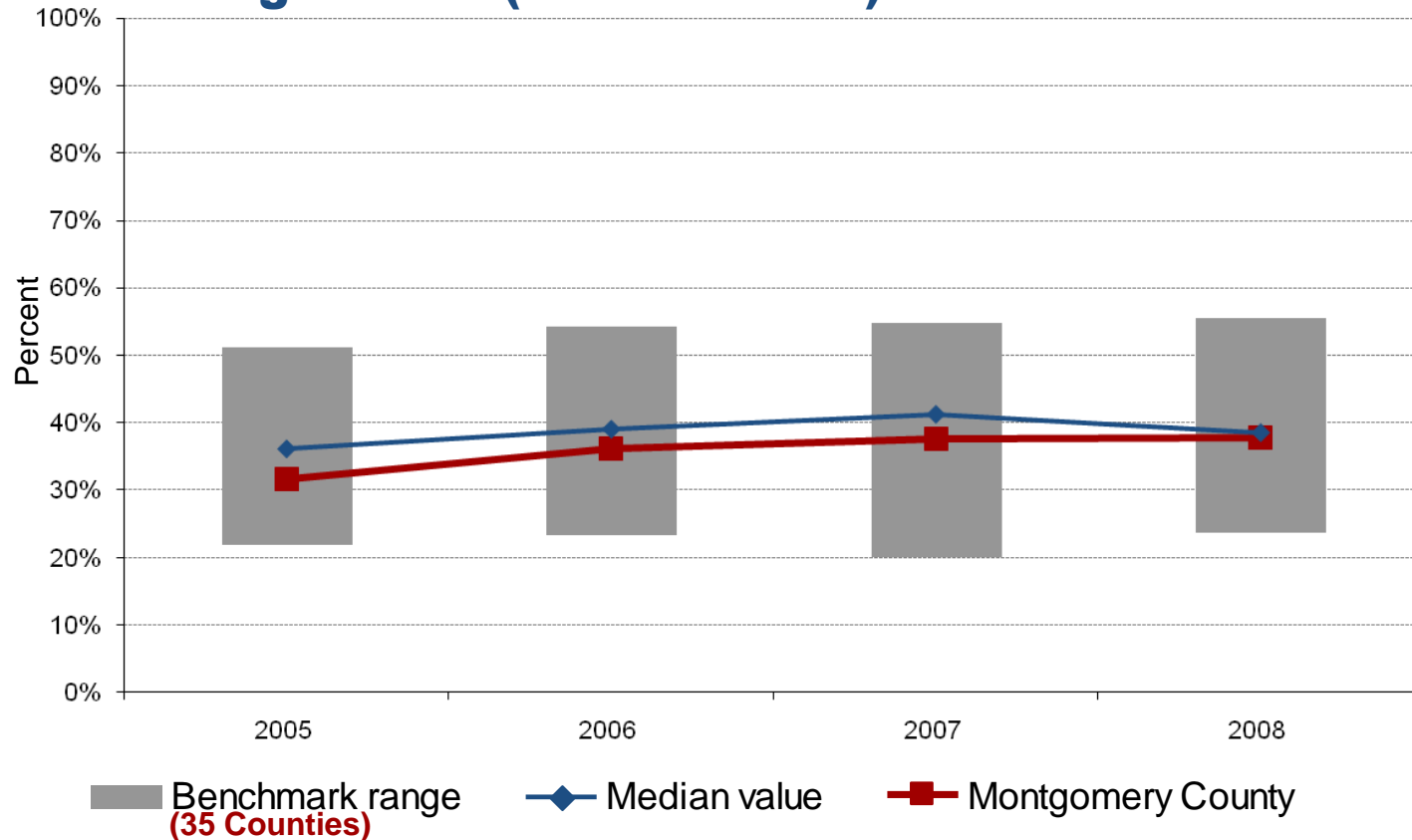
In 2008, the median value was 39%. In Montgomery County, 38% of homeowners pay greater than 30% of their income for housing and are considered housing burdened. In 2008, the highest value was 56% and the lowest value was 24%.

Source: U.S. Census Bureau, American Community Survey; 1-Year Estimates B25003 Tenure – Universe: Occupied Housing Units
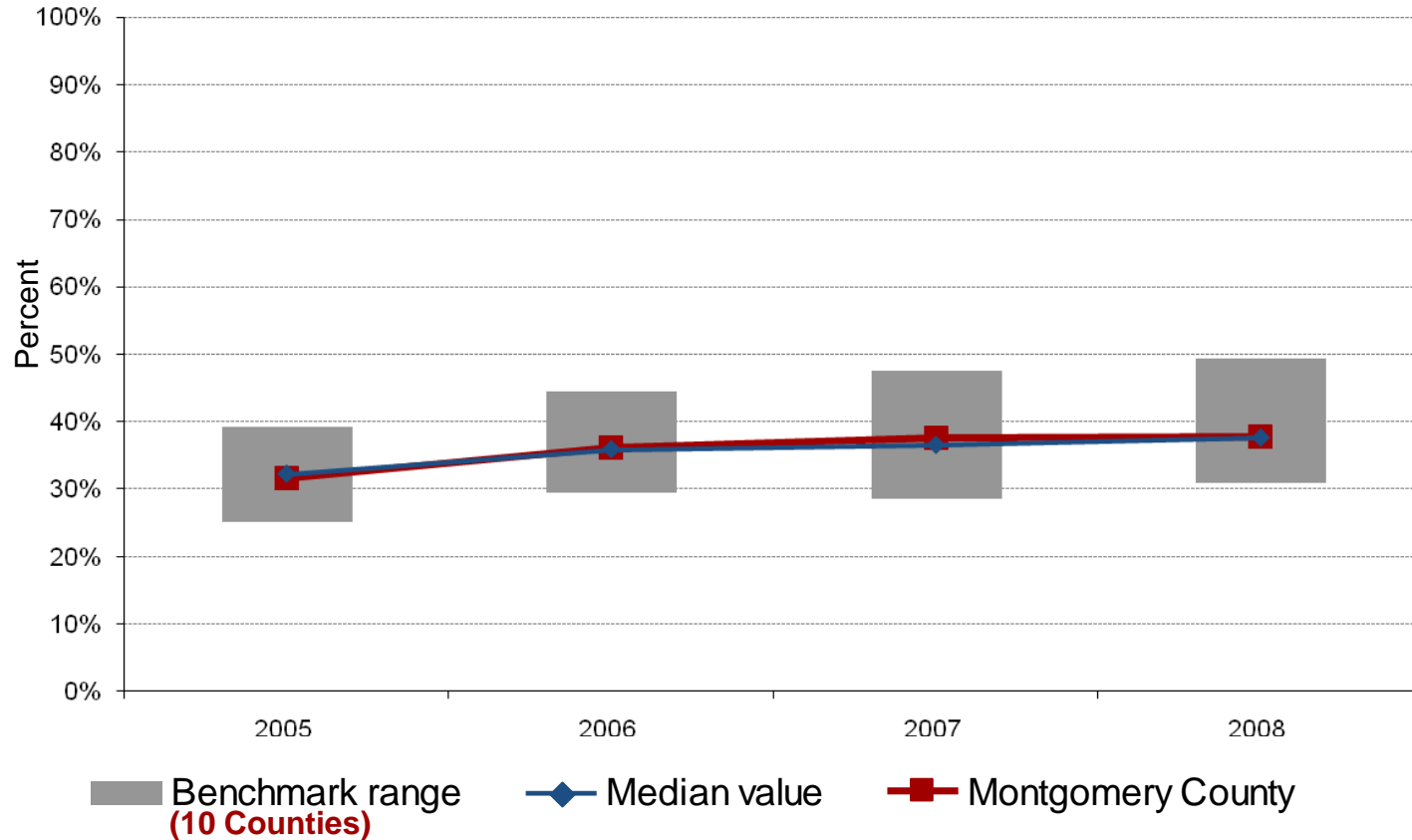
CountyStat

Affordable Housing in an Inclusive Community
Indicator: Housing burden (Homeowners)

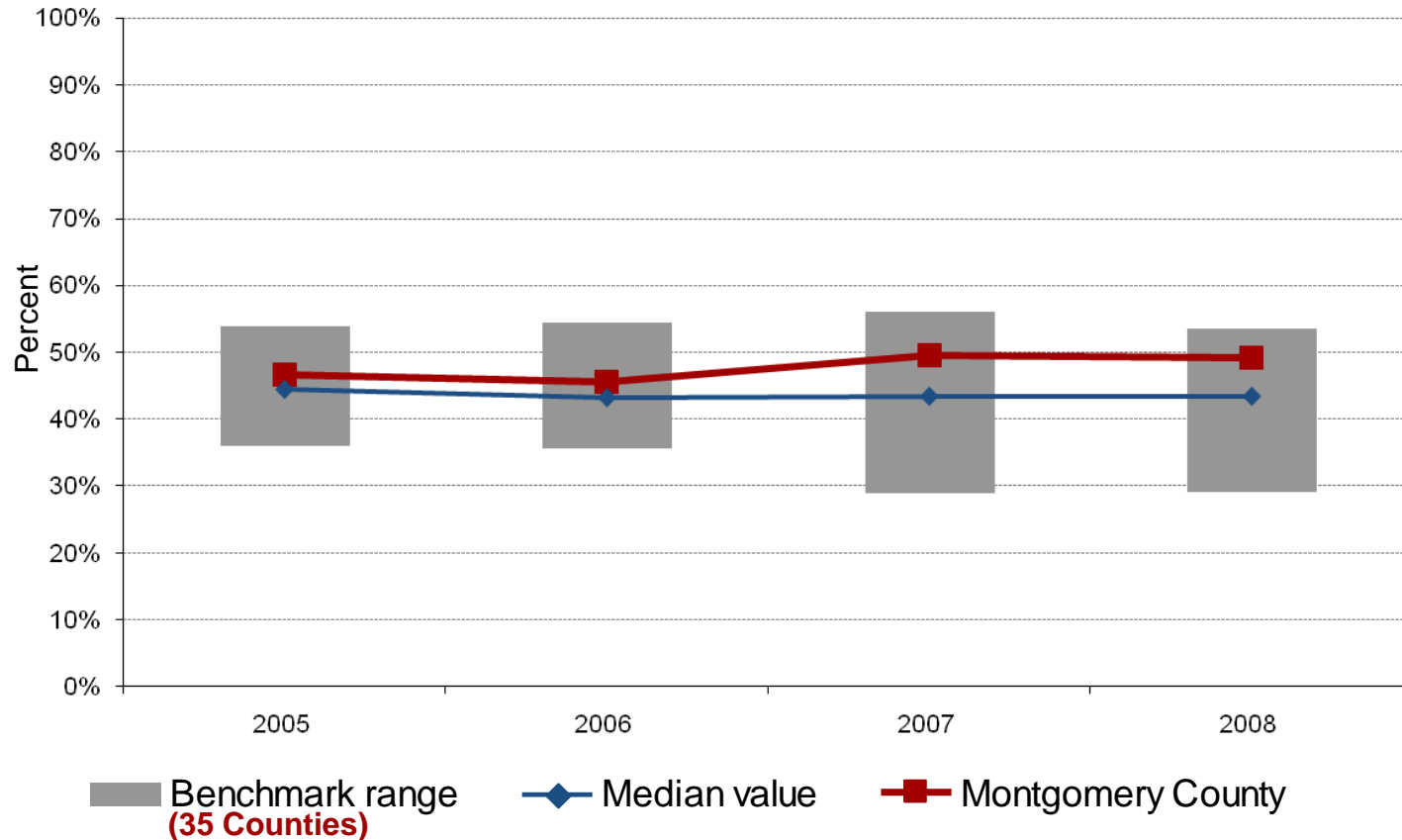Benchmark range (10 Counties) ◆ Median value ■ Montgomery County

In 2008, the median value was 38%. In Montgomery County, 38% of homeowners pay greater than 30% of their income for housing and are considered housing burdened. In 2008, the highest value was 49% and the lowest value was 31%.

Source: U.S. Census Bureau, American Community Survey; 1-Year Estimates B25003 Tenure – Universe: Occupied Housing Units
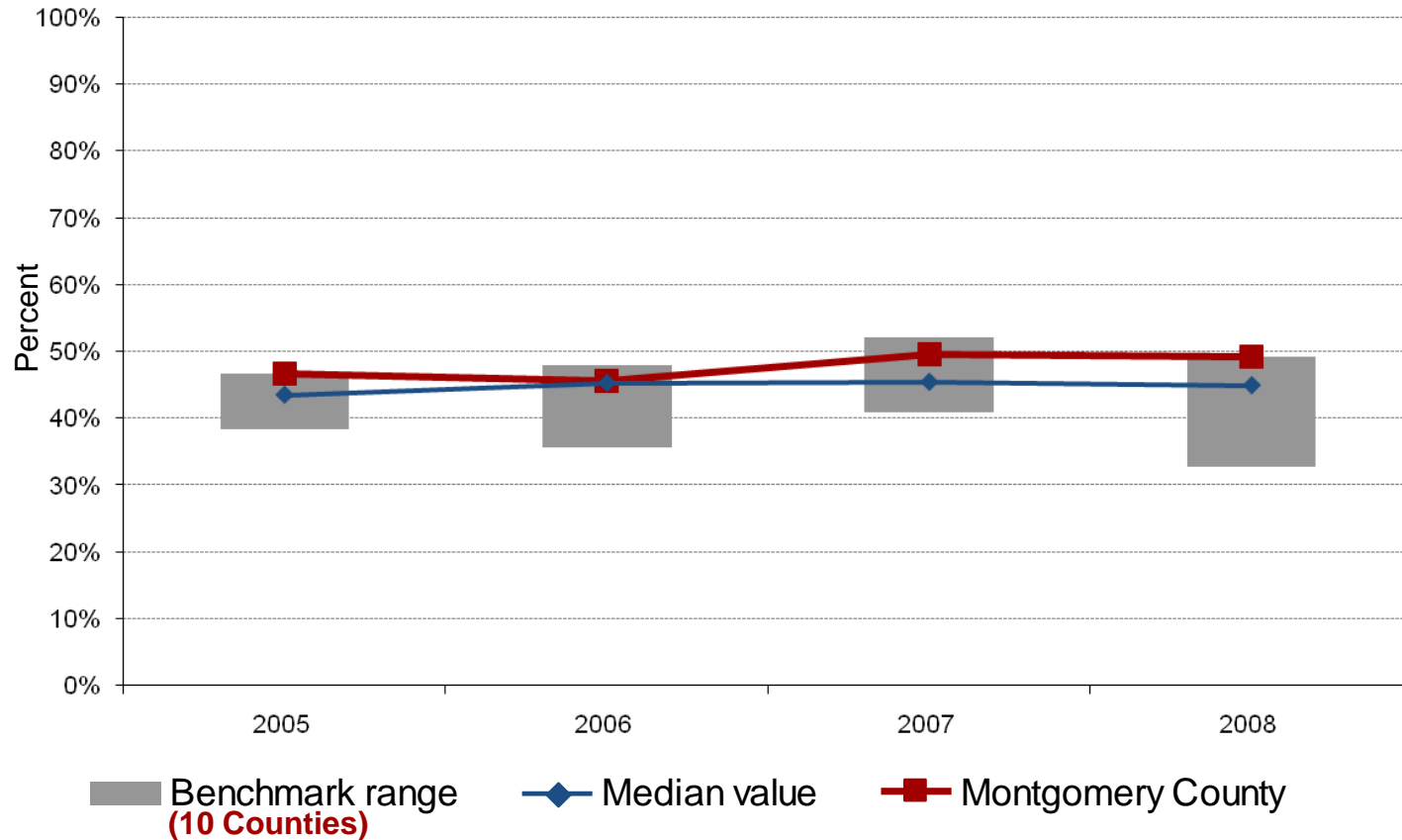
CountyStat

Affordable Housing in an Inclusive Community
Indicator: Housing burden (Renters)

Benchmark range (35 Counties) — Median value — Montgomery County

In 2008, the median value was 43%. In Montgomery County, 49% of renters pay greater than 30% of their income for housing and are considered housing burdened. In 2008, the highest value was 54% and the lowest value was 29%.

GCT2515: Percent of Renter-Occupied Units Spending 30 Percent or More of Household Income on Rent and Utilities

CountyStat

Affordable Housing in an Inclusive Community
Indicator: Housing burden (Renters)

In 2008, the median value was 45%. In Montgomery County, 49% of renters pay greater than 30% of their income for housing and are considered housing burdened. In 2008, the highest value was 49% and the lowest value was 33%.
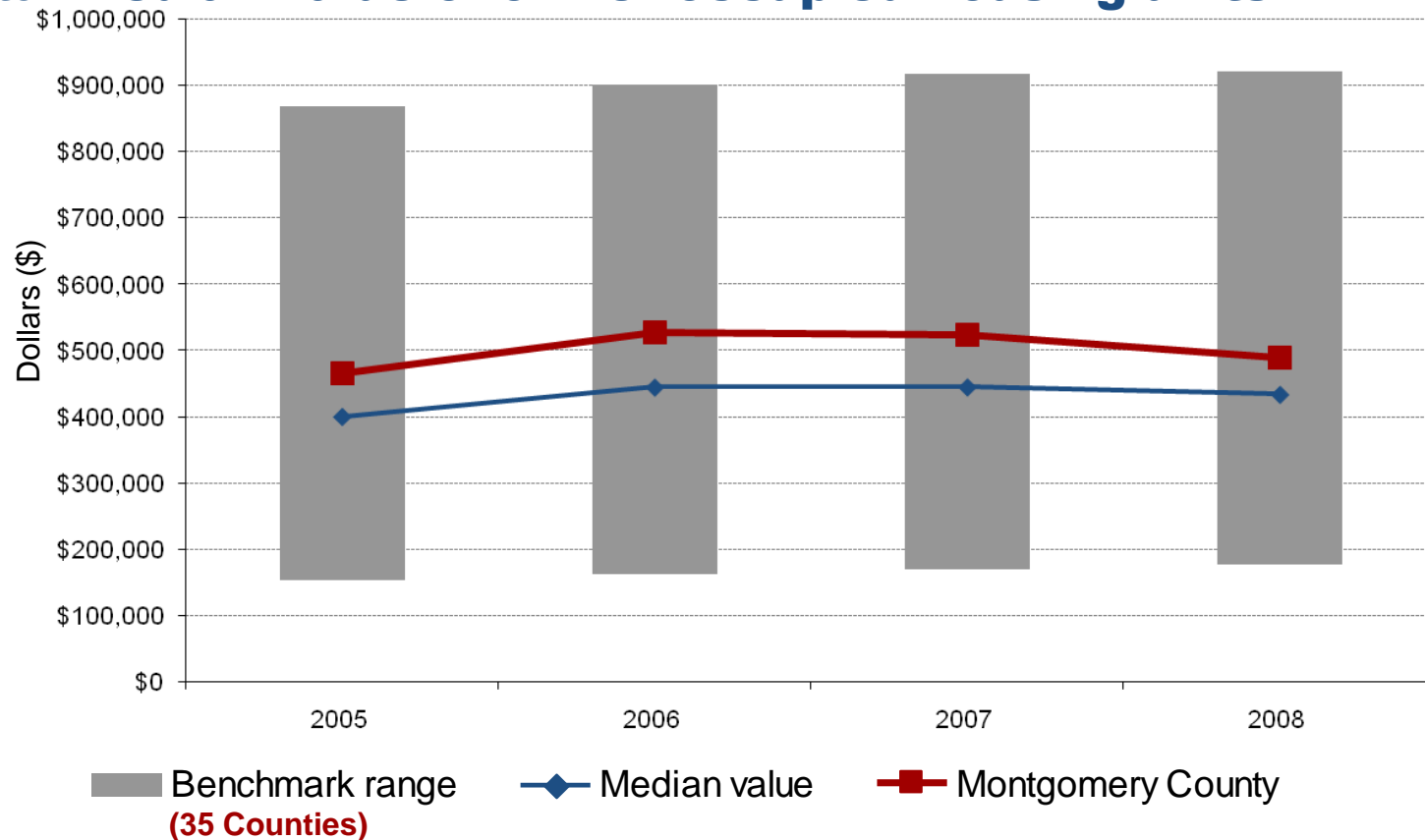
GCT2515: Percent of Renter-Occupied Units Spending 30 Percent or More of Household Income on Rent and Utilities

CountyStat

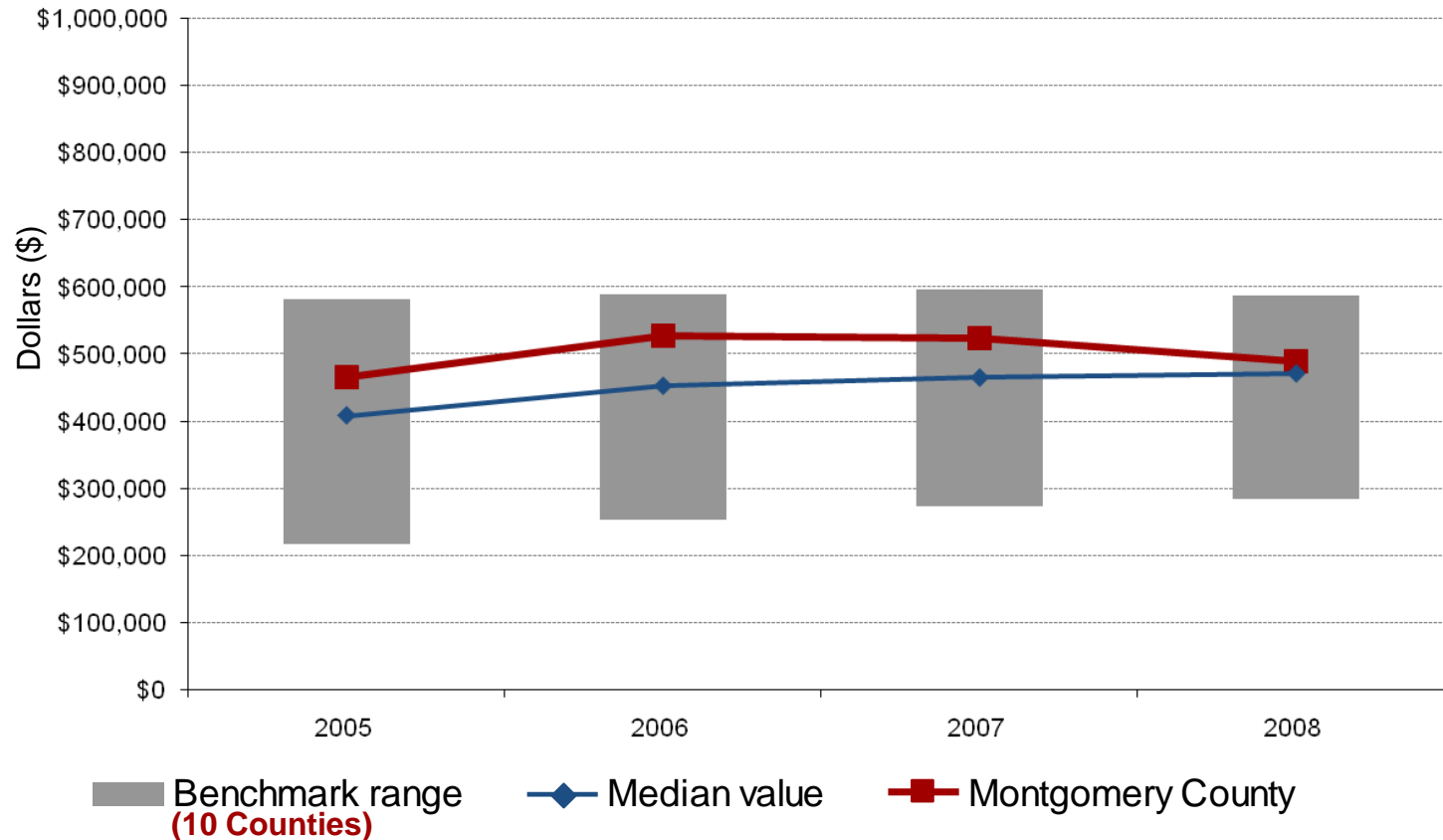**Affordable Housing in an Inclusive Community**

Indicator: **Median value of owner occupied housing units**

In 2008, the median value was $433,800. The median value of owner occupied housing units in Montgomery County was $489,400. In 2008, the highest value was $922,600 and the lowest value was $176,800.

Source: U.S. Census Bureau, American Community Survey; GCT2510: Median Housing Value of Owner-Occupied Housing Units (Dollars)

CountyStat

Affordable Housing in an Inclusive Community

Indicator: Median value of owner occupied housing units

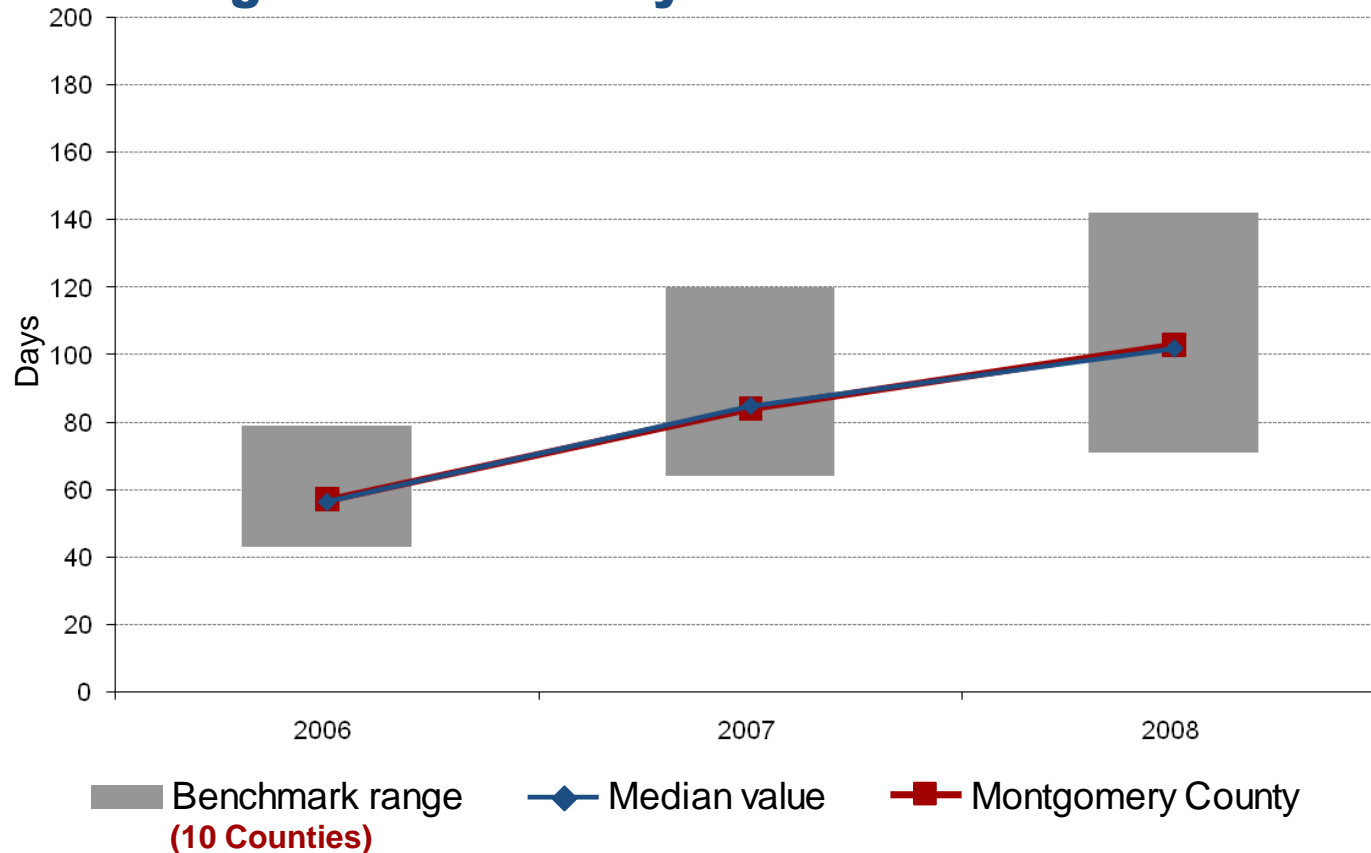

In 2008, the median value was $470,900. The median value of owner occupied housing units in Montgomery County was $489,400. In 2008, the highest value was $587,900 and the lowest value was $284,100.

Source: U.S. Census Bureau, American Community Survey; GCT2510: Median Housing Value of Owner-Occupied Housing Units (Dollars)

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Affordable Housing in an Inclusive Community

Indicator: Average number of days on market for home sale

Benchmark range (10 Counties) — Median value — Montgomery County

In 2008, the median value was 102 days. Montgomery County homes were on the market for an average of 103 days. In 2008, the highest value was 142 days and the lowest value was 71 days.

Source: Metropolitan Regional Information Systems, Inc. Year End Real Estate Trend Indicator - Less than $30K to greater than $500K Format; American Community Survey, U.S. Census Bureau

CountyStat

Affordable Housing in an Inclusive Community
Indicator: Median gross rent

Legend:
- Benchmark range (35 Counties)
- Median value
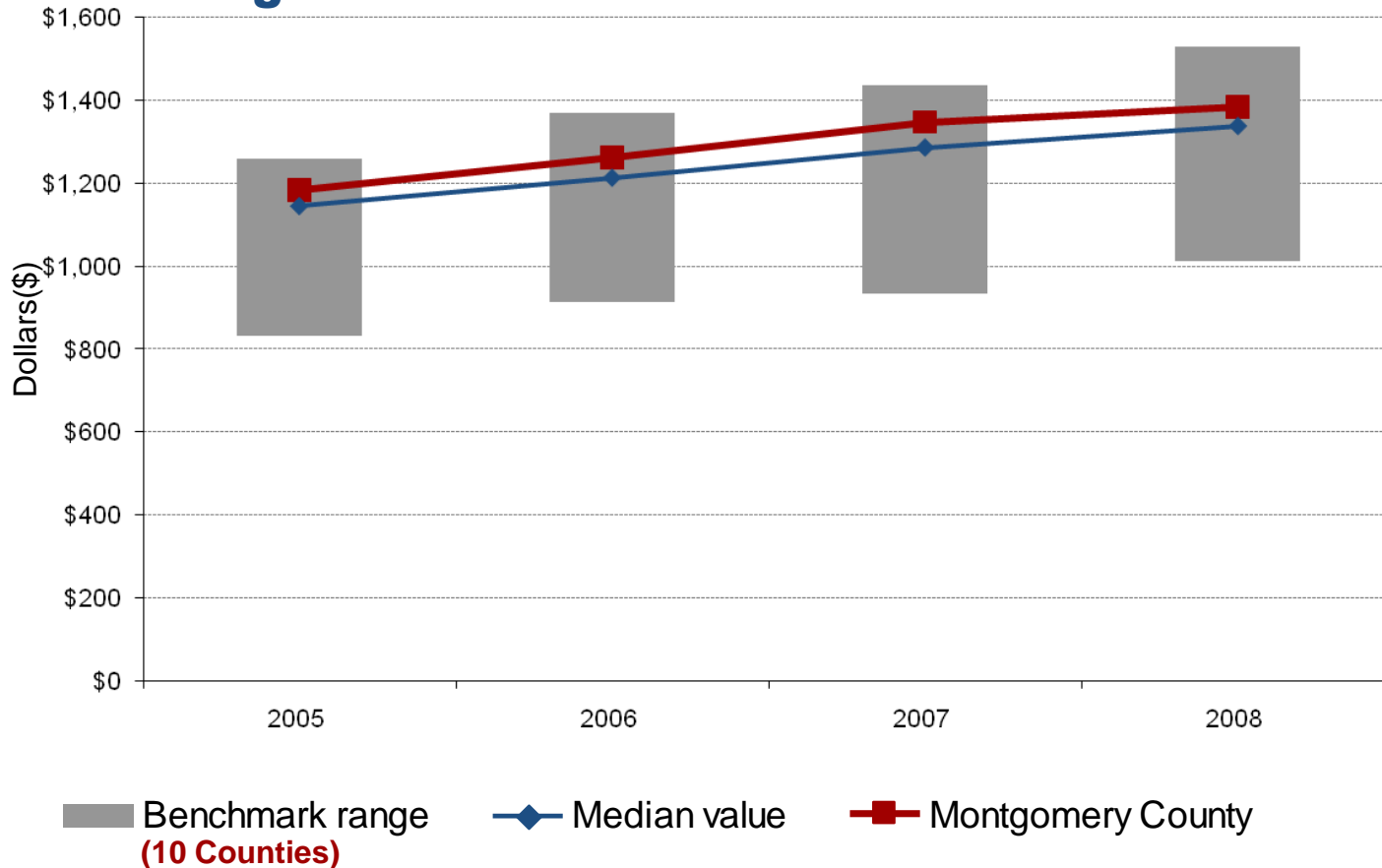- Montgomery County
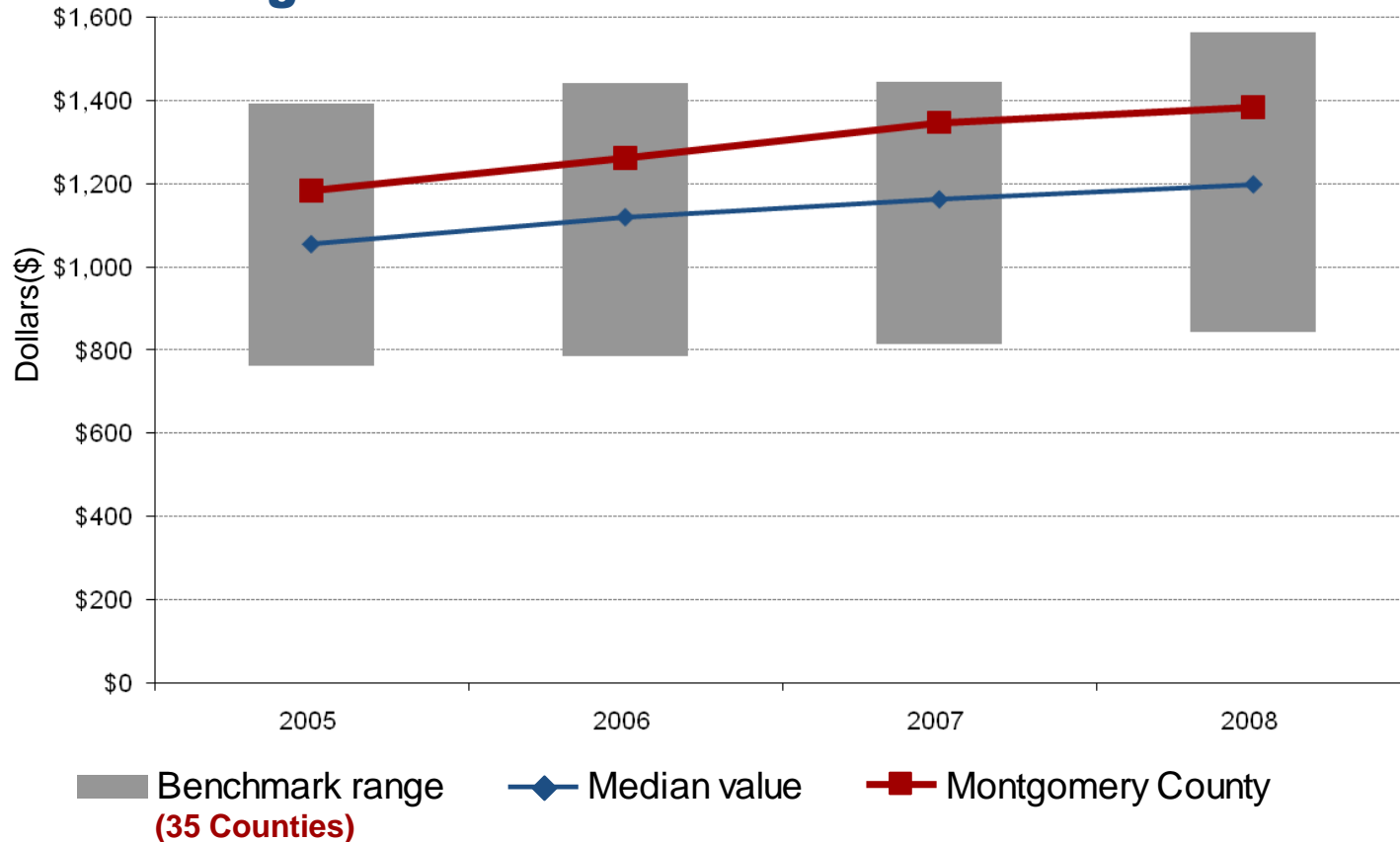
In 2008, the median gross rent was $1,200. The median gross rent in Montgomery Co. was $1,386. In 2008, the highest value was $1,565 and the lowest value was $844.

Source: U.S. Census Bureau, American Community Survey, GCT2514: Median Monthly Housing Costs for Renter-Occupied Housing Units (Dollars)

CountyStat

Affordable Housing in an Inclusive Community
Indicator: **Median gross rent**

Legend: Benchmark range (10 Counties) — Median value — Montgomery County

In 2008, the median gross rent was $1,339. The median gross rent in Montgomery Co. was $1,386. In 2008, the highest value was $1,529 and the lowest value was $1,011.

Source: U.S. Census Bureau, American Community Survey, GCT2514: Median Monthly Housing Costs for Renter-Occupied Housing Units (Dollars)

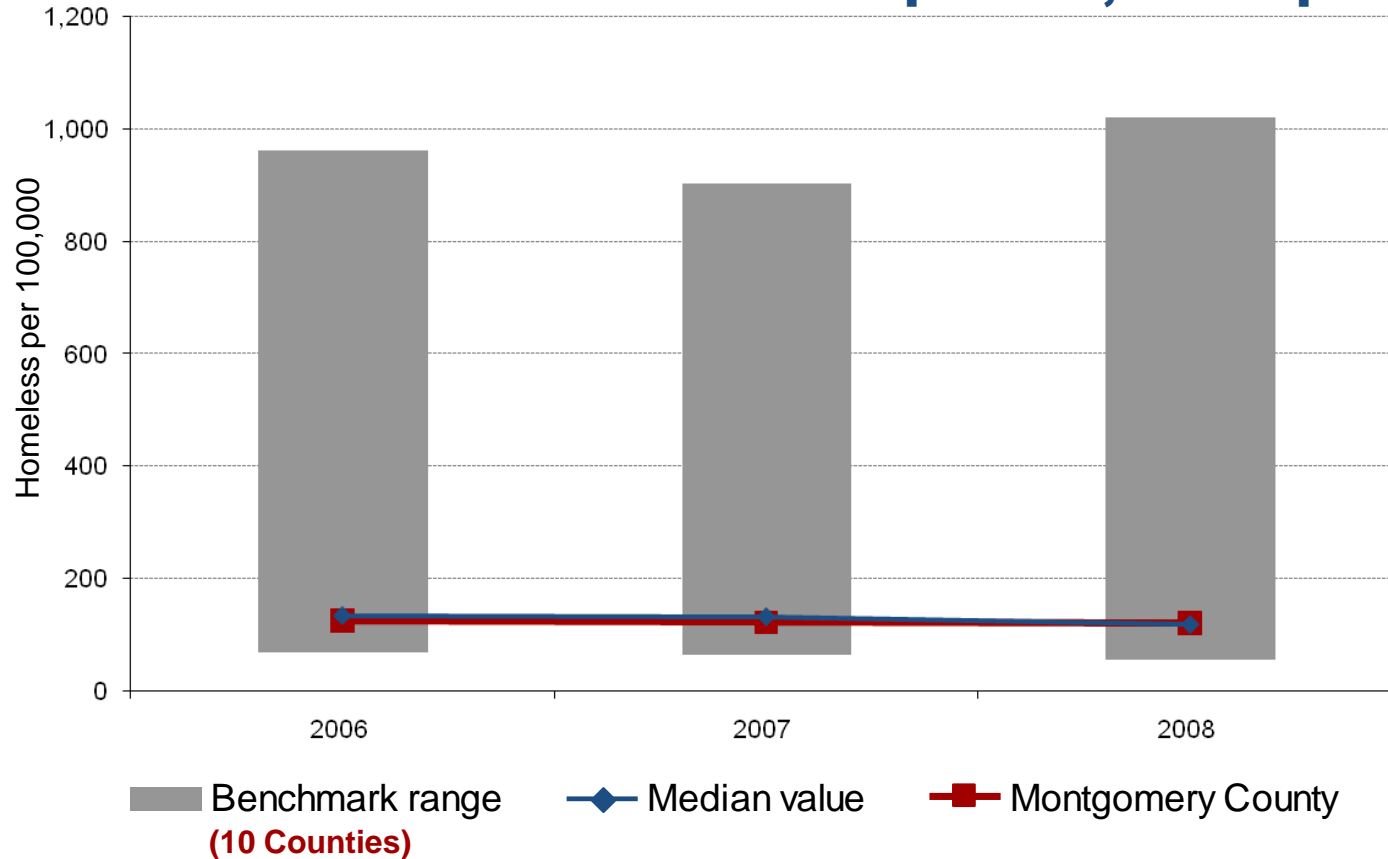**CountyStat**

Affordable Housing in an Inclusive Community
Indicator: **Number of Homeless Persons per 100,000 Population**

Legend:
- Benchmark range **(29 Counties)**
- Median value
- Montgomery County
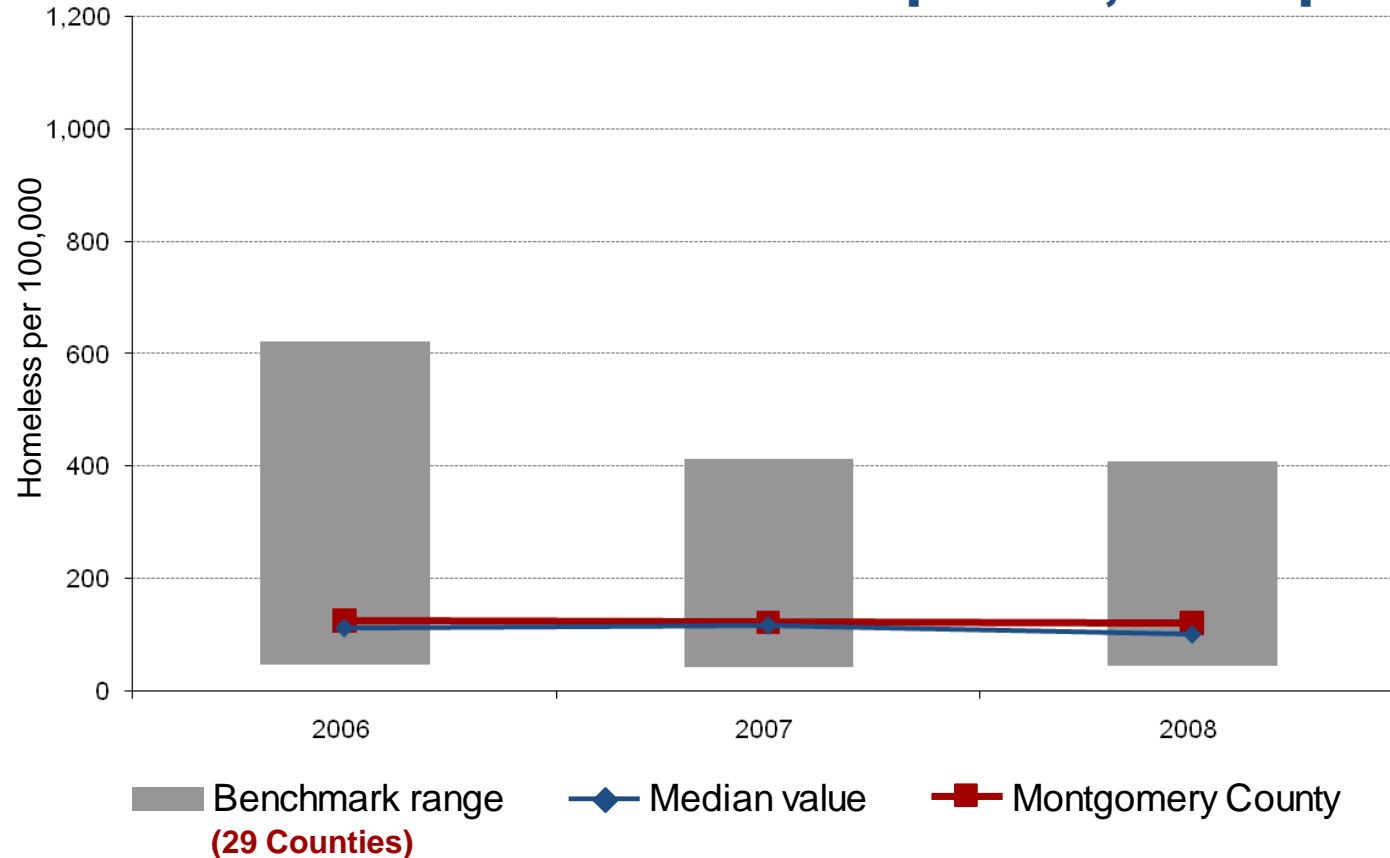
In 2008, the median value was 100 persons. In Montgomery County, there were 121 homeless persons per 100,000 population. In 2008, the highest value was 408 persons per 100,000 and the lowest value was 44 persons per 100,000.

*Source: U.S. Department of Housing and Urban Development Office of Community Planning and Development: **The Third Annual Homeless Assessment Report to Congress,** Appendix C-3: Continuum of Care Point-in-Time Homeless Counts*

CountyStat

Affordable Housing in an Inclusive Community
Indicator: Number of Homeless Persons per 100,000 Population

Legend: Benchmark range (10 Counties) — Median value — Montgomery County

In 2008, the median value was 118 persons. In Montgomery County, there were 121 homeless persons per 100,000 population. In 2008, the highest value was 1,021 persons per 100,000 and the lowest value was 54 persons per 100,000.

*Source: U.S. Department of Housing and Urban Development Office of Community Planning and Development: **The Third Annual Homeless Assessment Report to Congress,** Appendix C-3: Continuum of Care Point-in-Time Homeless Counts*

CountyStat

Affordable Housing in an Inclusive Community

Indicator: **Number of Home Sales per 100,000 Population**
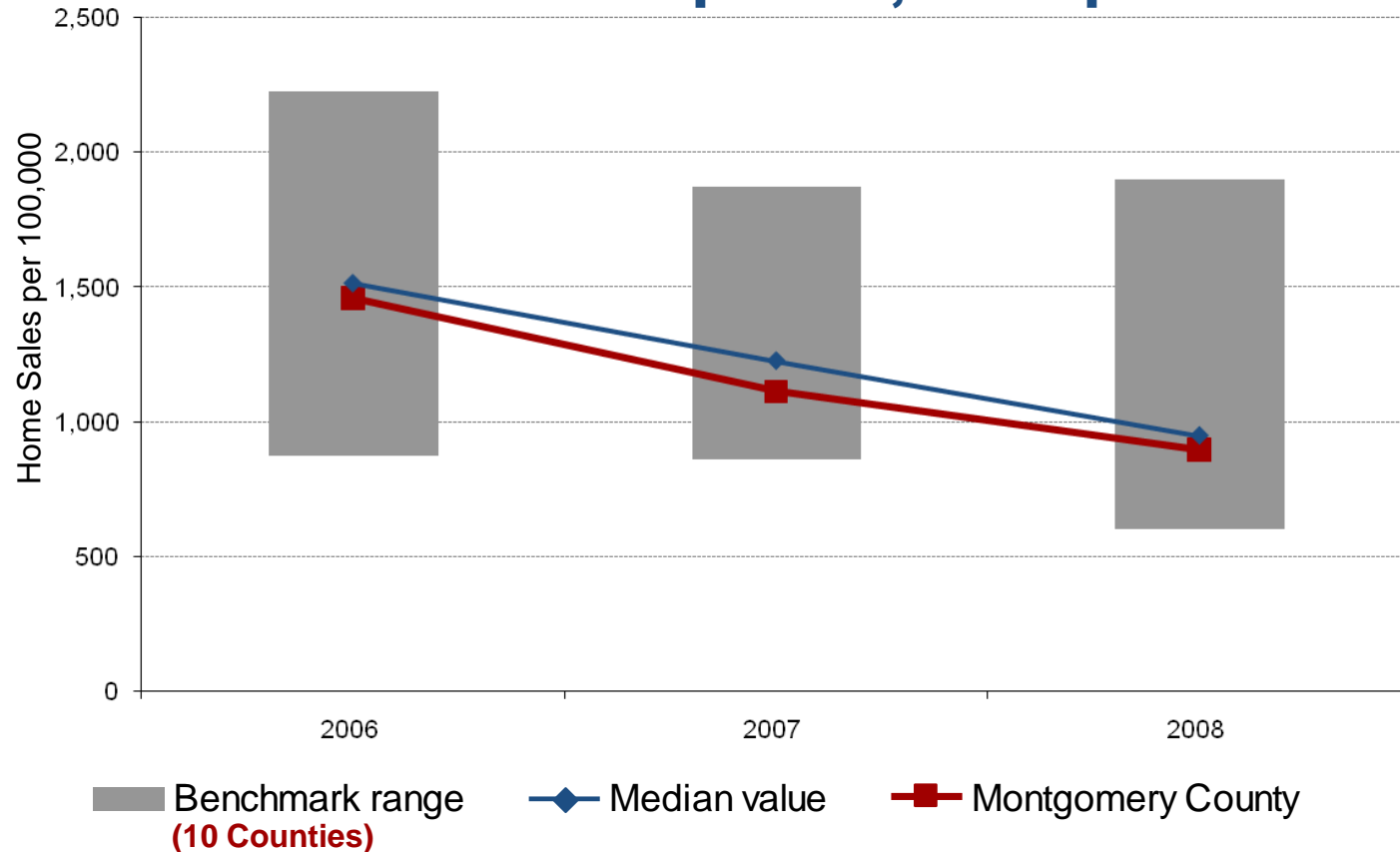
In 2008, the median value was 948. There were 896 homes sold per 100,000 population in Montgomery County. In 2008, the highest value was 1,899 and the lowest value was 599.

Source: Metropolitan Regional Information Systems, Inc. Year End Real Estate Trend Indicator - Less than $30K to greater than $500K Format

CountyStat

Affordable Housing in an Inclusive Community
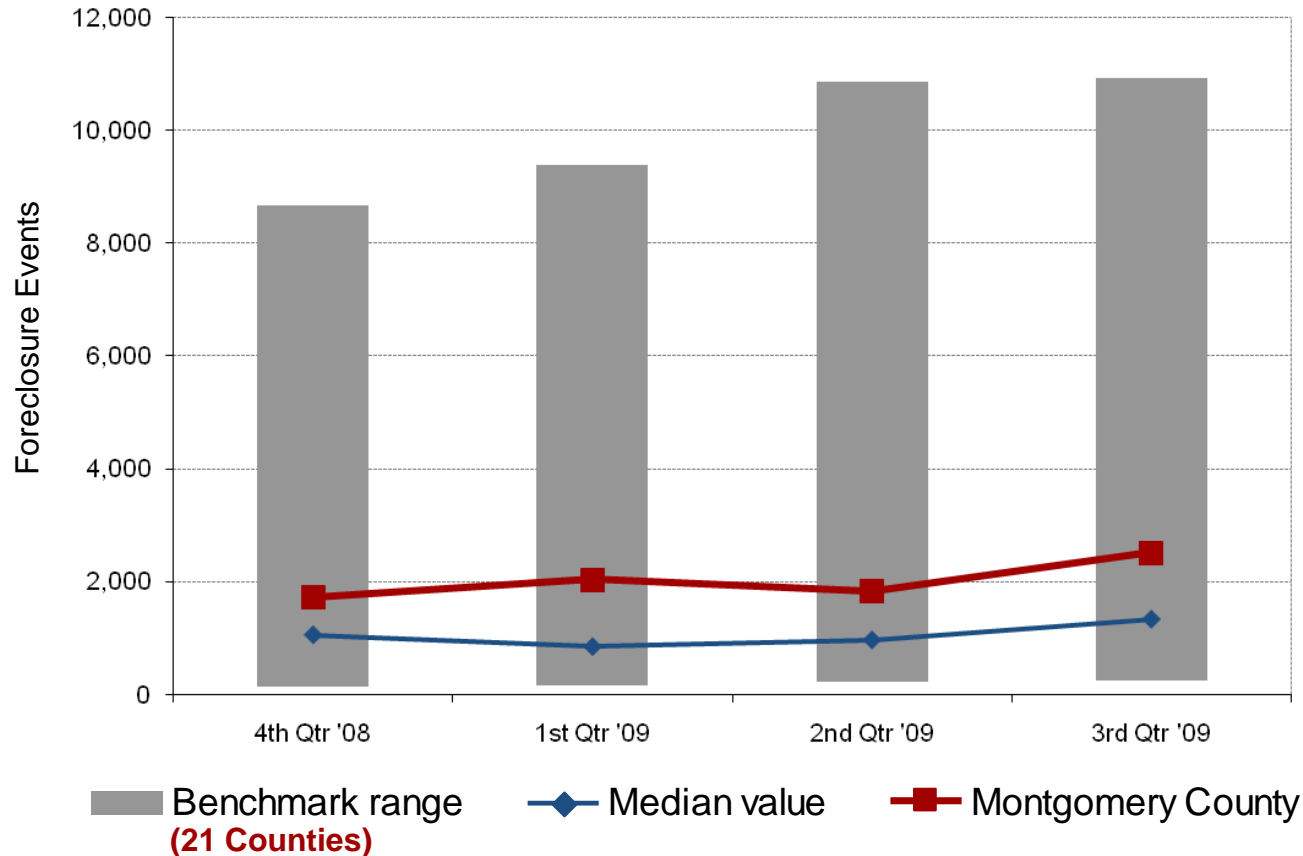## Indicator: Total Number of Foreclosure Events
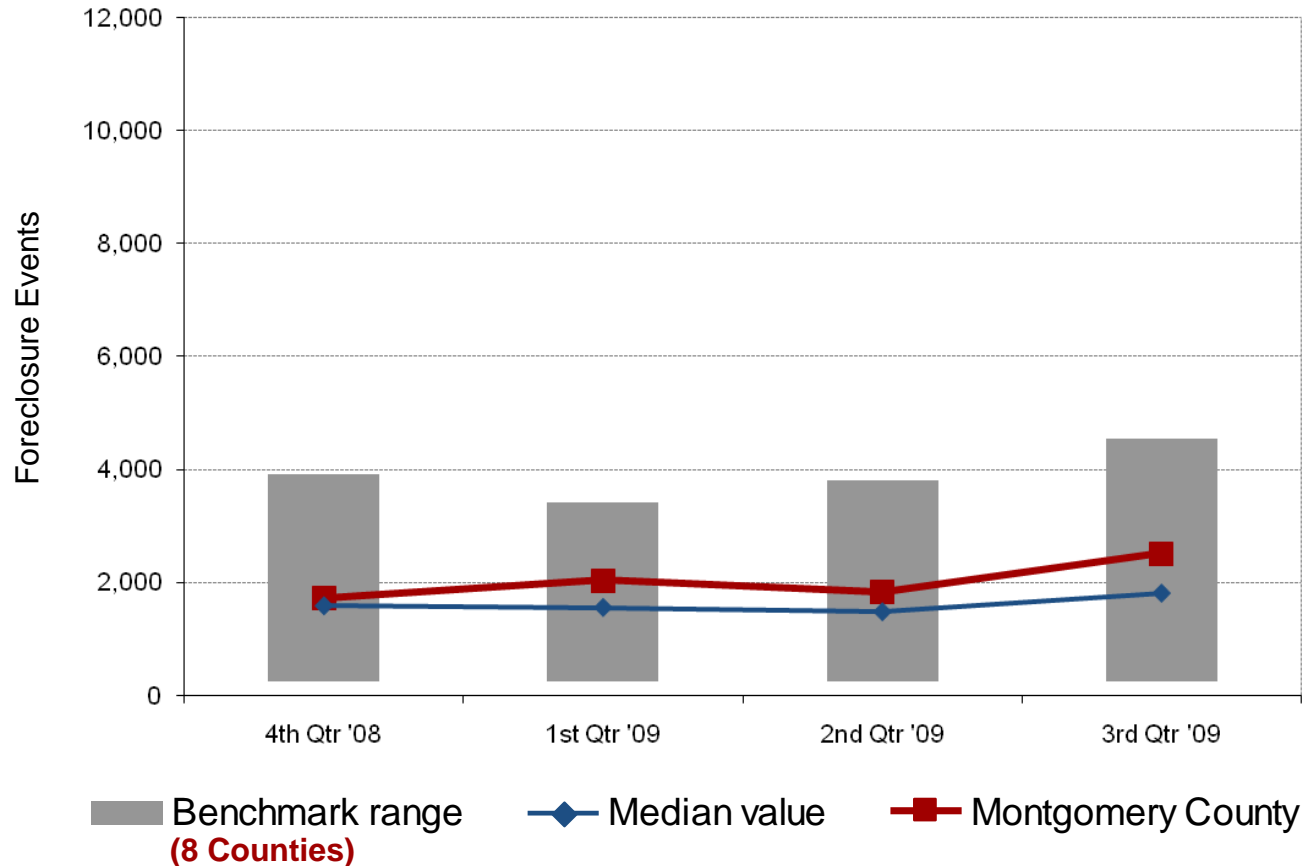
In the third quarter of 2009, the median value was 1,805. In Montgomery County there were 2,513 foreclosure events. In 2008, the highest value was 4,548 and the lowest value was 231.

Source: RealtyTrac

CountyStat

Affordable Housing in an Inclusive Community
Indicator: **Total Number of Foreclosure Events**

Legend:
- Benchmark range (21 Counties)
- Median value
- Montgomery County

In 2008, the median value was 1,333. In Montgomery County there were 2,513 foreclosure events. In 2008, the highest value was 10,942 and the lowest value was 231.

Source: RealtyTrac

CountyStat